

The meeting room is wheelchair accessible. A Sign Language interpreter may be available upon five (5) days notice. Please telephone 510-670-5400. Personal sound amplifiers are available for the hearing impaired.

Any member of the Audience desiring to address the Council:

- * Complete a speaker form and give it to the Secretary prior to the start of the hearing, or as soon as possible after the hearing begins;
- * After receiving recognition from the Chair, please walk to the rostrum, located directly in front of the Chair, state your name and address, and then begin your comments;
- * Each speaker may be limited to three (3) minutes).

Only items on the agenda may be acted upon. Open Forum is provided for any member of the public wishing to speak on an item not on the agenda. The three minute limit will apply

Agenda

Castro Valley Municipal Advisory Council

Monday, June 27, 2005

Time: 6:30 p.m.

Place: Castro Valley Unified School District Offices (Redwood School),
4400 Alma Avenue, Castro Valley, California

- A. Call to Order/Roll Call
- B. Approval of Minutes of June 13, 2005
- C. Public Announcements

D. Regular Calendar

- 1. CONDITIONAL USE PERMIT, C-8407, NEW CINGULAR WIRELESS -** Application to install and operate a wireless telecommunication facility in an M-1-B-40 (Light Industrial, 40,000 square foot MBSA) District, located at 2497 Grove Way, southeast side, 321 feet southwest of Morales Court, unincorporated Castro Valley, and designated Assessor's Parcel Numbers: 416-0080-001-02, 416-0080-002-02, and 416-0080-003-02.
- 2. VARIANCE, V-11919 and SITE DEVELOPMENT REIEW, S-1982 KENT LINN/ROBERT D. BROWN -** Petition to construct two units on one site containing one existing unit, for a total of three units, and to result in expansion of a non-conforming use by maintaining an existing 3 ft. nonconforming side yard where 10 ft. are currently required, on property in the R-S-D-3 (Suburban Residence, 2,500 sq. ft. minimum building site area per dwelling unit) Zoning District, measuring approximately 13,939 sq. ft. (0.32 acres), located at 20258 Anita Avenue, west side, 835 feet north of Castro Valley Boulevard, unincorporated Castro Valley area of Alameda County, designated County Assessor's Parcel Number: 084A-0124-007-02.
- 3. SITE DEVELOPMENT REVIEW, S-1985 – HUGHES –** Application to remodel and addition of an existing restaurant and reconfigure parking and landscape areas in a CVCBD, Sub 10 (Castro Valley Central Business District Specific Plan, Sub Area 10) District, located at 3714 Castro Valley Boulevard, northeast corner of the intersection of Yeandle Avenue and Castro Valley Boulevard, unincorporated Castro Valley area of Alameda County, designated Assessor's Parcel Number: 84C-0724-063-00.
- 4. VARIANCE, V-11917, JEFF & JULIE De LIMA-** Application for building site status on a parcel without approved frontage in order to construct: 1) a single-family dwelling 28 feet 6 inches in height where 27 feet is the maximum allowed, and with a 10-foot side yard where a 20-foot yard is required; and, 2) a detached garage and secondary dwelling unit 2 stories and 20 feet in height, where one story and 15 feet in height are the maximum allowed in an R-1-B-40-Recreational Vehicle) District, located at 17760 Madison Avenue, east side, approximately 1,200 feet north of Seaview Avenue, unincorporated Castro CSU-RV (Single-Family Residence, 40,000 square foot MBSA, Secondary Unit, Valley area of Alameda County, and designated Assessor's Parcel Number: 084C-0910-005-07.
- 5. TENTATIVE PARCEL MAP, PM-8595 & VARIANCE, V-11933, KUAN/YU/TAM –** Application to subdivide one site into three parcels, containing approximately 0.57 acre, and so as to provide 3'-6" side yard where 10' are required and a 16'-6"-wide driveway where 20' are required, in a R-1-CSU-RV (Single Family Residence, Conditional Secondary Unit with Recreational Vehicle) District, located at 19225 Lake Chabot Road, west side, 106 feet south west of Christensen Lane, unincorporated Castro Valley area of Alameda County, bearing County Assessor's designation: 084D-0515-002-00.

- E. Open Forum
- F. Chair's Report
- G. Committee Reports
- H. Staff Announcements, Comments and Reports
- I. Council Announcements, Comments and Reports
- J. Election of Officers for 2005/2006
- K. Adjourn

Next Hearing Date: MONDAY, JULY 11, 2005